



Tulsa Metropolitan Area
Planning Commission

Case : West Park Phase II

Hearing Date: September 19, 2018
(Continued from September 5, 2018)

Case Report Prepared by:

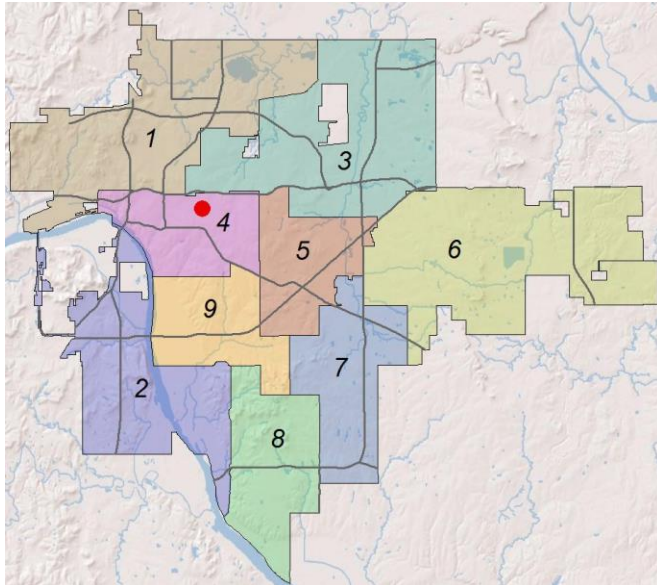
Nathan Foster

Owner and Applicant Information:

Applicant: Ted Sack, Sack & Associates

Owner: West Park Phase II, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Request for authorization to receive accelerated release of building permits and a modification to the *Subdivision & Development Regulations*

1 lot, 1 block, 4.17 ± acres

Location: Northeast corner of East 6th Street South and South Lewis Avenue

Zoning: CS/RM-2

Staff Recommendation:

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit and a modification to the *Subdivision & Development Regulations*

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat

ACCELERATED RELEASE OF BUILDING PERMIT

West Park Phase II - (CD 4)

Northeast corner of East 6th Street South and South Lewis Avenue

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on May 2, 2018.

The applicant has provided the following statement in support of their request for accelerated building permits:

"The project is funded by low-income housing tax credits from the Oklahoma Housing Finance Agency (OHFA). As a result, OHFA has deadlines for construction start and completion dates. While utility and site work will be well underway before the deadline (March 31), OHFA defines the start of construction as foundations being poured. Therefore, if you start stacking up the time to get the IDP plans approved, plus the approximately 90-120 days to do the IDP work (assuming good weather), then going through the final plat process on top of the building permit review, you can see how we run the risk of not making the deadline. Thus, the request for the accelerated release of the building permits."

The Technical Advisory Committee met on Thursday, August 16th, 2018 and no objections were raised to the authorization of an accelerated release of a building permit.

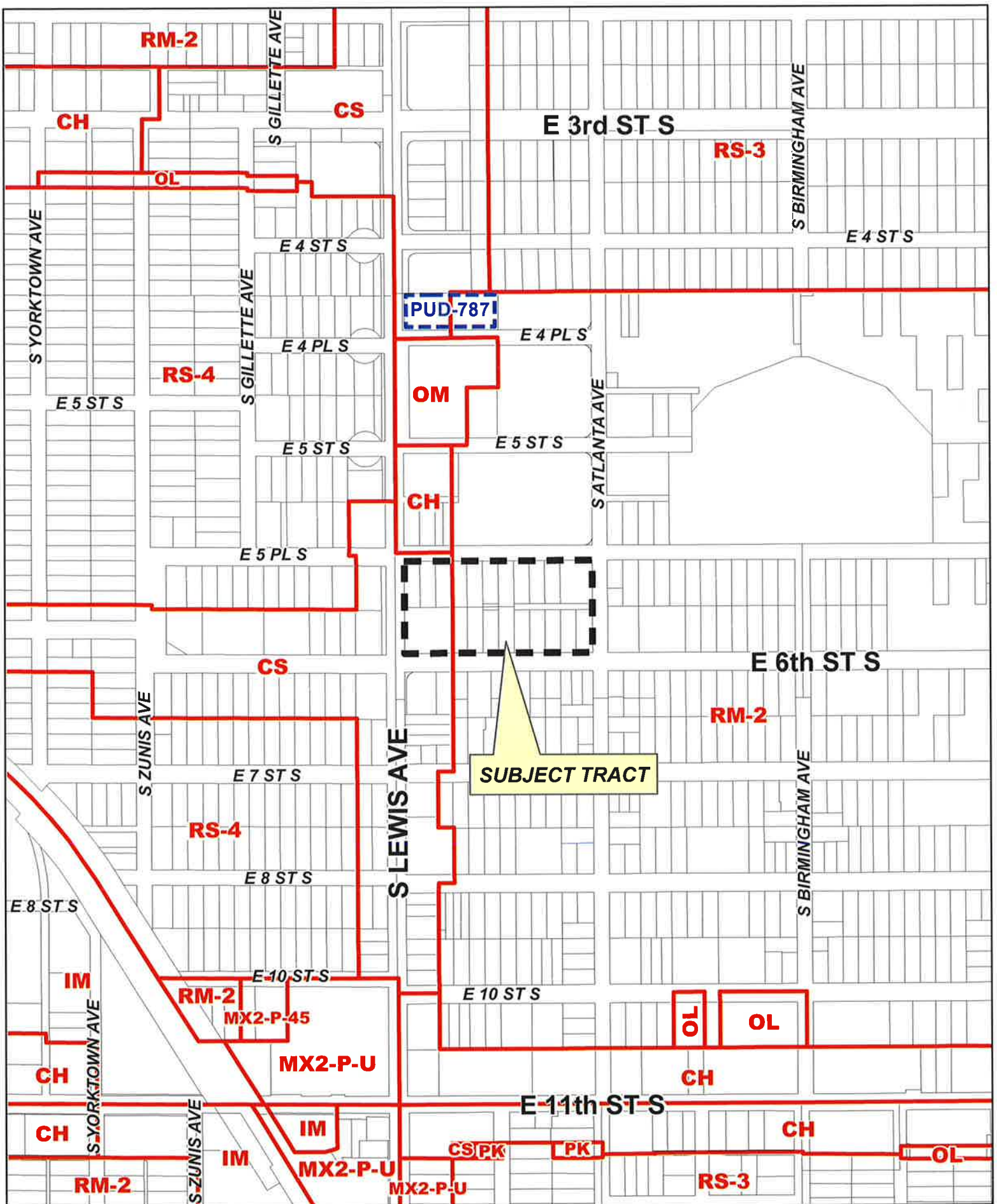
If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project. Staff has found that all utilities are present on the site and required improvements only include realignment of existing lines.

Staff recommends **approval** of the accelerated release of a building permit and the requested modification with the following condition of the *Subdivision and Development Regulations*:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, no certificate of occupancy may be issued, no public potable water service may be provided, and no building may be occupied until a final plat for the subject property has been approved and recorded.



**WEST PARK
PHASE II**

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4.3 



S LEWIS AVE

E 5th ST S

E 6th ST S

SATLANTA AVE



Subject Tract

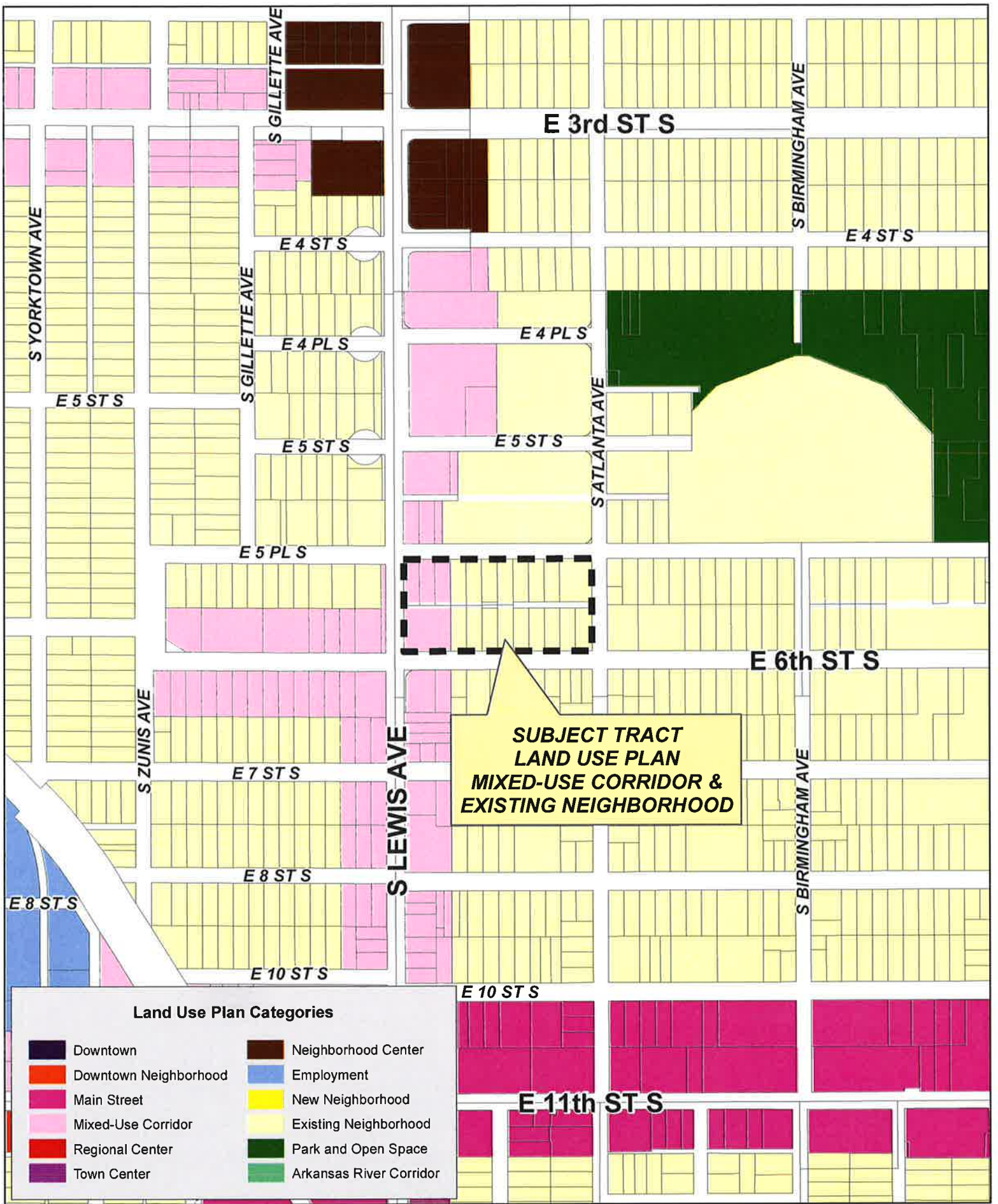
WEST PARK PHASE II

19-13 05

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

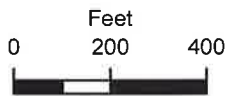




**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

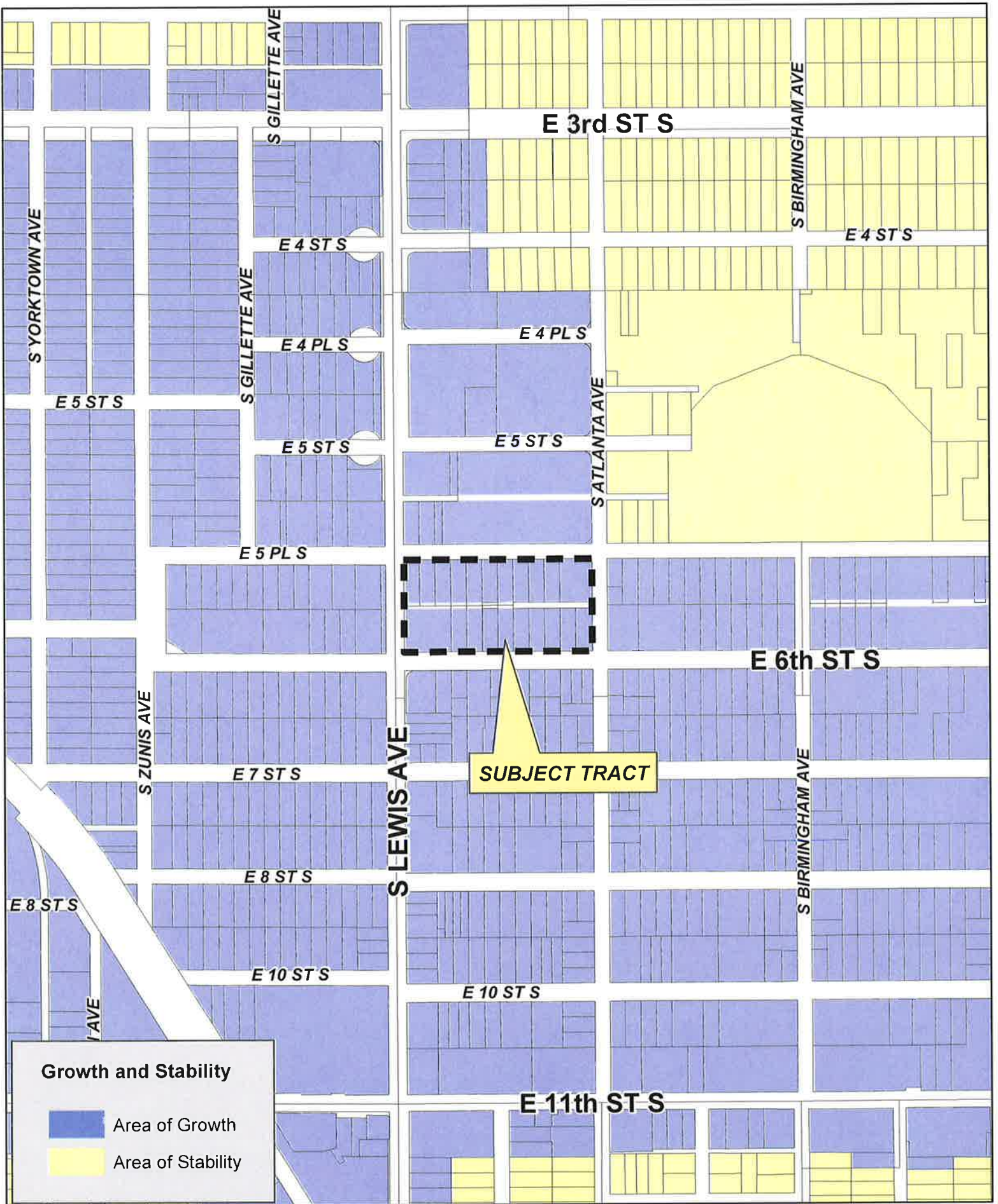
- | | |
|-----------------------|-------------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park and Open Space |
| Town Center | Arkansas River Corridor |



**WEST PARK
PHASE II**

19-13 05





SUBJECT TRACT

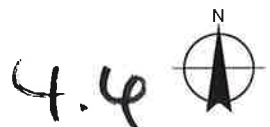
Growth and Stability

- Area of Growth
- Area of Stability



**WEST PARK
PHASE II**

19-13 05



'PRELIMINARY'

West Park Phase II

A RE-SUBDIVISION OF BLOCK 7

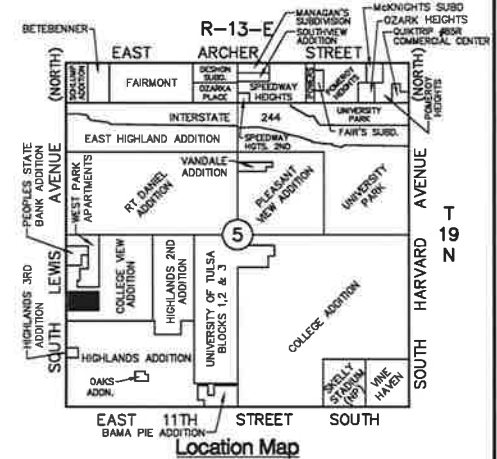
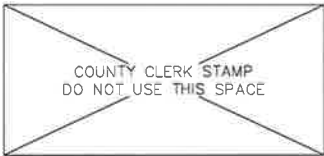
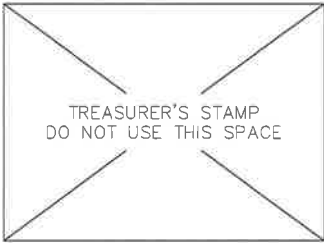
IN

AMENDED COLLEGE VIEW

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

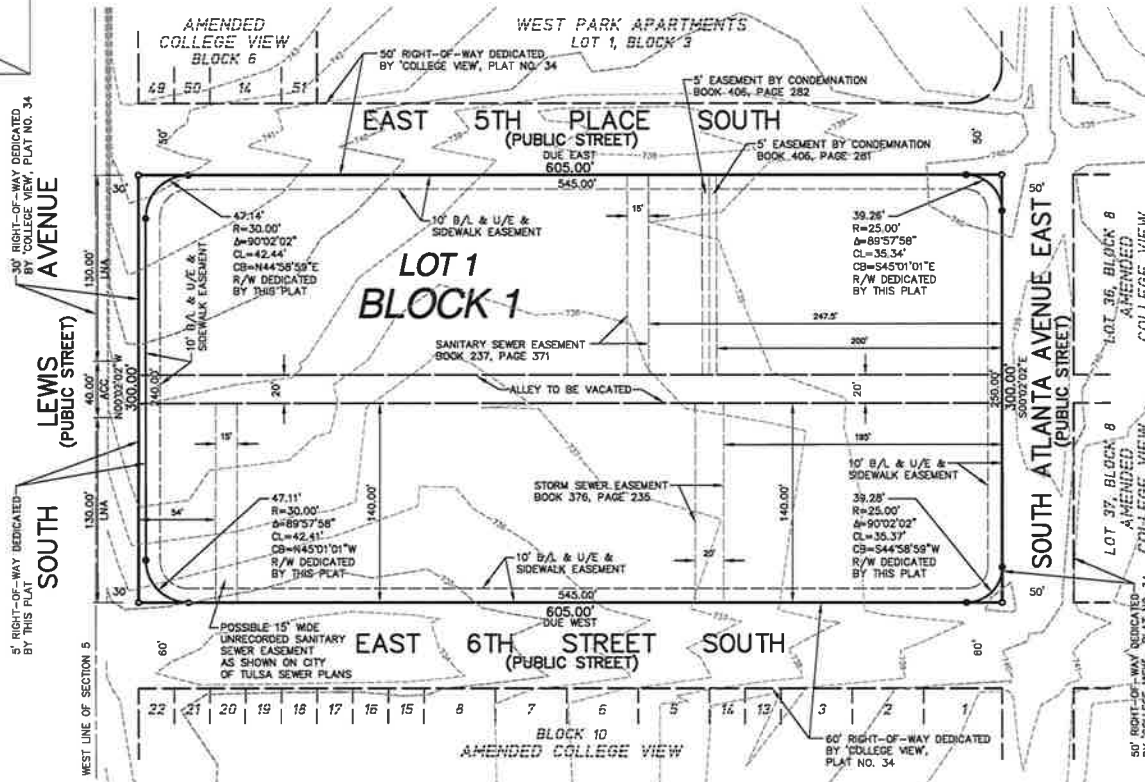
IN THE

NE/4 OF THE SW/4 OF SECTION 05, T-19-N, R-13-E



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date _____	TMAPC/WCOG
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date _____	CHAIRMAN
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	

The approval of this Final Plat will expire one year from the date of City Council Approval if not filed in the Office of the County Clerk before that date.



Owner
 WEST PARK PHASE II, LLC
 ATTN: JOSH MILLER
 7030 SOUTH YALE AVENUE, SUITE 600
 TULSA, OKLAHOMA 74136
 PHONE: (918) 671-3600

Engineer / Surveyor
 SACK AND ASSOCIATES, INC.
 3530 EAST 31ST STREET SOUTH, SUITE A
 TULSA, OKLAHOMA 74135-1519
 PHONE: (918) 592-4111
 E-MAIL: SA@SACKANDASSOCIATES.COM
 C.A. No. 1783 (EXP. JUNE 30, 2019)

Basis of Bearings
 THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 7, 'AMENDED COLLEGE VIEW ADDITION' HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE EAST.

Monumentation
 ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139 OR CA NUMBER 1783.'

Legend
 ACC = ACCESS PERMITTED
 B/L = BUILDING LINE
 LNA = LIMITS OF NO ACCESS
 U/E = UTILITY EASEMENT

Subdivision Statistics
 SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
 BLOCK 1 CONTAINS 4.1172 ACRES (179,345 S.F.)

Surveyor Note
 THE LAST SITE VISIT WAS MADE ON _____, 2018.